

BUILDING PERMIT REQUIREMENTS: INTERIOR REMODELS

CITY OF RENTON
Development Services Division
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RESIDENTIAL AND COMMERCIAL INTERIOR REMODELS

If you are applying for a restaurant tenant improvement you need to check with Public Works regarding the grease interceptor requirements prior to submitting for a building permit.

Applicants for building permits are required to file the following for any structure or alteration.

No new oil heating systems will be allowed in the aquifer protection areas.

Construction Plans

Two (2) copies of the following plans (no originals and no pencil drawings accepted):

1. Floor Plan drawn to scale: 1/4" = 1' - 0" for Residential
1/8" = 1' - 0" for Commercial and Multi-family
 - a) general building layout, both existing and proposed.
 - b) room use.
 - c) IBC occupancy type
 - d) IBC type of construction
 - e) window and door size and ventilation
2. Elevation Cross Section
 - a) Show typical foundation, floor, wall, ceiling, and roof construction, with structural members labeled as to size and spacing as well as bracing, blocking, bridging, special connectors, and anchor bolts, as well as insulation of walls, floor, and roof/ceiling.
3. Additional Submittals
 - a) details of stairs, fireplaces, and special construction, if any.
 - b) additional information and plans, including three (3) copies of a plot plan, may be required in certain cases such as a change in use or occupancy.
 - c) heat loss calculations required if the furnace is to be replaced. Energy code checklist may be required-check with the plan reviewer.

The person signing the application shall be either the owner or the person responsible for the work, and they shall furnish a reasonable estimate of the value of the job, including material and labor.

The plan reviewer will check plans, but will do no design work. Sizing of structural members and spacing of supports is the responsibility of the owner or builder and must conform to Code requirements.

Separate permits are required for electrical, plumbing and mechanical work.

Note: Prior to performing any renovation or demolition work, Puget Sound Clean Air Agency and Washington Department of Labor and Industries regulations require an asbestos survey be performed to determine whether there are asbestos-containing materials in the work area or structure. For more information, please contact the Clean Air Agency through their web site at www.pscleanair.org or by phone at 1-800-552-3565 or (206) 689-4058. The L&I web site can be found at <http://www.lni.wa.gov/wisha/p-ts/asbestos.htm>.